

COUNTY OF YORK

MEMORANDUM

DATE: August 27, 2001 (BOS Mtg. 9/18/01)

TO: York County Board of Supervisors

FROM: James O. McReynolds, County Administrator

SUBJECT: Application No. UP-579-01, Percy P. Pharr

ISSUE

This application requests a special use permit, pursuant to Section 24.1-407(c) of the York County Zoning Ordinance, to authorize a detached accessory apartment in conjunction with a single-family detached dwelling to be constructed on property located 1608 Calthrop Neck Road and further identified as Assessor's Parcel No. 30-243.

DESCRIPTION

- Property Owner: Percy P. Pharr Etux
- Location: 1608 Calthrop Neck Road
- Area: 14.2 acres
- Frontage: Approximately 415 feet on Calthrop Neck Road
- Utilities: Both public water and sanitary sewer are available
- Topography: Flat
- 2015 Land Use Map Designation: Low-Density Residential
- Zoning Classification: RR-Rural Residential
- Existing Development: Single family detached home and garage
- Surrounding Development:
 - North: Single family detached home
 - East: Calthrop Neck Road
 - South: Single family detached home
 - West: Lambs Creek
- Proposed Development: Detached accessory apartment in conjunction with a single-family detached dwelling

CONSIDERATIONS/CONCLUSIONS

1. Accessory apartments are permitted as a matter of right in the RR zoning district, but because the proposed size of the accessory apartment exceeds the limits prescribed in Section 24.1-407(c) of the Zoning Ordinance (450 square feet or 25% of the total floor area of the principal dwelling, whichever is less), a special use permit is required. The comprehensive plan designates this area for low-density single-family residential uses.
2. The applicant wishes to convert the second floor of a detached existing garage that sits on a large, 14-acre parcel into guest quarters that would serve as a living area for visiting family members and their guests. The downstairs of the garage will be used partially for vehicle storage and a workshop. The proposed apartment would include a living area, bedroom, small kitchen area, and bathroom (see attached sketch plans). The accessory living unit will have its own separate entrance; the unit will not be accessible from the downstairs garage area. According to the applicant's current building plans, the total area of the accessory apartment would be approximately 760 square feet, which represents 22 % of the size of the principal dwelling. The principal dwelling, which borders Lambs Creek, is approximately 3,427 square feet.
3. Performance standards for accessory apartments are set forth in Section 24.1-407 of the Zoning Ordinance. These limit the maximum number of accessory apartments to one per single-family detached dwelling, require adequate provisions for off-street parking (which should not be a problem in this case considering the size of the parcel) require occupancy only by family members or guests of the occupant of the principal dwelling, and prohibit the apartment from being rented separate from the principal dwelling. These standards have been included in the approving resolution.

RECOMMENDATION

I am of the opinion that the subject parcel can easily accommodate the proposed accessory apartment with no adverse impacts on adjacent properties or County infrastructure. Therefore, I recommend that the Board approve this application through the adoption of proposed Resolution No. R01-151.

Carter/3337

Attachments

- Zoning Map
- Site Map
- Preliminary floor plans and building renderings
- Proposed Resolution No. R01-151

Copy to: Percy P. and Carol B. Pharr